

## James Carras

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### Professional Experience

#### Carras Community Investment, Inc., Principal, 1983 to present

- Provided community and economic development finance consulting services to over 300 clients nationwide including strategic planning, program development, grant writing, capitalization strategies, market analysis and research. Client sectors include financial institutions, local government agencies, for profit and non-profit development corporations and public private partnerships.
- Created and served as Founding President of the National Association of Affordable Housing Lenders, the Haymarket Bank Affordable Housing Corporation, the Broward Housing Partnership, the South Florida Community Land Trust, Inc. and the Himmarshee Village Association
- Designed, planned and led the capitalization effort for the \$1 billion Massachusetts Bankers Association Community Investment Plan including the creation of the Massachusetts Housing Investment Corporation, the Massachusetts Community and Banking Council, and the Massachusetts Minority Investment Corporation
- Prepared strategic and capitalization plans for over 25 community development financial institutions (CDFIs) including the Delaware Community Investment Corporation and the Florida Black Business Investment Board
- Researched and prepared “white” papers on housing and community investment for Fannie Mae, Freddie Mac, the National Community Reinvestment Coalition, the Florida Redevelopment Association and the Urban Land Institute
- Served six times as a Reader for the CDFI Fund for Financial and Technical Assistance Awards
- Conducted over 350 workshops, panel discussions, professional courses across the country on affordable housing, community development, small business development and economic development
- Prepared Community Investment needs assessments and plans for over 20 large financial institutions
- Prepared Housing Studies, Consolidated Plans, Policy Recommendations for over 25 cities and counties in Florida, Massachusetts, New Jersey, Georgia
- Prepared Community Redevelopment plans for Lauderhill, Opa-locka, Dania Beach, Hialeah, Eagle Lake
- Co-authored report for Miami Dade County: *Economic Development Implementation Plan*
- Authored, *Fair Housing and Equity Assessment* for South Florida Regional Sustainable Plan – *Seven/50* and the East Central Florida Regional Planning Council, Orlando.
- Provided Opportunity Zone advisory services to eight Florida communities

#### Massachusetts Urban Reinvestment Advisory Group, Inc., Executive Director 1980 to 1983

- Founded this public interest community reinvestment policy and research social enterprise;
- Conducted research on the lending patterns of major financial institutions in Massachusetts and uncovered patterns of geographic discrimination resulting in regulatory sanctions under the State’s community reinvestment regulations;
- Prepared and negotiated six community lending agreements with Massachusetts banks that resulted in strategic community investment plans
- Awarded John Hay Whitney Fellowship

#### City of Boston, Mayor’s Office, Community Development Advisor 1975 to 1980

- Planned and programmed Community Development Block Grant and capital improvement budget expenditures for the City’s largest neighborhood – Dorchester.
- Conducted research on CDBG allocation practices of large cities across the country resulting in HUD study “Dividing the Pie.”



## Awards and Recognition

- Lifetime Achievement Award, Council for Development Finance Agencies (CDFA), 2019
- John Hay Whitney Foundation Fellowship
- City of Fort Lauderdale Mayor's Proclamation – James Carras recognition, 2020

## Education

Harvard University, Advanced Leadership Initiative, Fellow, 2021, Project; *Equitable Development Finance*

Harvard University, Kennedy School of Government, Master's Public Administration, 1980

Tufts University, Graduate Studies, Department of Urban and Environmental Policy 1973-1975

Suffolk University, BA, Urban Sociology 1971

Lincoln Institute for Land Policy, Certification in Facilitation and Leadership, 2008

National Development Council, Economic Development Finance Professional, Certification, 2011

National Development Council, Rental Housing Finance, Certification, 2013

## Research and Publications

- *Harvard University Joint Center for Housing, A Practitioner's Guide to Opportunity Zones and Housing* (in progress), April 2020
- *American Planners Association, Housing and Community Development Division, The Community Reinvestment Act at 40: Setting the Stage for Public Private Partnerships*, Winter 2017-2018
- *Housing Broward: An Inclusive Plan, 2018*
- *East Central Florida Planning Council, Fair Housing and Equity Assessment for East Central Florida*, June 2015
- *Seven50 (South Florida Regional Plan), Fair Housing and Equity Assessment for Southeast Florida*, Spring 2014
- *Broward Housing Council, Community Reinvestment Act Performance of Broward Banks in Meeting Community Credit Needs*, April, 2014
- *American Planners Association, New Markets Tax Credits: An Economic Tool*,
- *New Markets Tax Credits*, Federal Reserve Bank of Boston
- *Guide to The Community Reinvestment Act and Community Support Regulation*, Federal Home Loan Bank of Boston
- *City Officials Guide to the Community Reinvestment Act*, National League of Cities
- *Community Reinvestment Handbook*, National Community Reinvestment Coalition
- *Affordable Housing Loan Consortia*, National Association for Affordable Housing Lenders.
- *Economic Development Opportunities in Three Midwestern Communities*, National Congress for Community Economic Development funded by the U.S. Economic Development Administration
- *Community Workforce Housing Innovation Pilot (CWHIP) Program: A Model for Replication*, ULI, Terwilliger Center for Housing

## Professional Affiliations and Civic Activities

- Harvard University, John F. Kennedy School of Government, Alumni Board of Directors, Vice Chairperson (past)
- United Way of Broward County, Bank On Steering Committee, Income Committee (past)
- Broward Alliance for Neighborhood Development (past)



- Florida Redevelopment Association, Board of Directors, Chair of Housing Committee (past)
- Broward Housing Partnership, Board of Directors (past), President
- Paradise Bank, Advisory Committee (past)
- Haymarket Bank Board of Directors (past)
- Neighborhood Lending Partners, Advisory Committee
- Broward Housing Council, Charter Member (past)
- Harvard Schools Committee, Member
- Active in church as Chair of Master Plan Committee, Education Youth Culture Committee and Festival Committee

## Teaching Experience

- Harvard University, John F. Kennedy School of Government and Graduate School of Design, Urban Policy Lecturer, 2014 to present
- Harvard University, Extension School, *Urban Development Policy*, 2016 to present
- Harvard University, Extension School, *Financing Community Economic Development*, Spring, 2020 to present
- Harvard University, Extension School, *Racial Equity and Economic Development* - January 2022
- Tufts University, Department of Urban and Environmental Policy and Planning, *Financing Community Real Estate Development*, Summer 2015
- University of South Florida, Florida Institute of Government, Community Real Estate Development Certificate Program, Tampa Bay and South Florida, 2013 - 2014
- Florida Atlantic University, Fort Lauderdale, Florida, School of Urban and Regional Planning, Visiting Assistant Professor (2006 - 2008), Adjunct Professor 2000- 2006
- Florida International University, Miami, Florida, Department of Public Administration, Adjunct Professor, 2005
- Harvard University, Institute of Politics, Study Group Leader, six study groups between 1980 and 1995
- Massachusetts Institute of Technology, Department of Urban Studies and Planning, Adjunct Instructor, *Financing Community Economic Development*, 1987-1989
- Tufts University, Experimental College (six courses) and graduate seminar (Urban and Environment Policy) 1975 - 1985

## Courses

Harvard University, John F. Kennedy School of Government

- Fall 2014 - 2019: *Policy Making in an Urban Setting*
- Fall 2021: *Equitable Development and Housing Policy*



- Faculty Advisor, Opportunity Zone Student Interest Group, 2018 to 2019
- Policy Analysis Exercise Advisor, 2014 to 2019; 2021

Tufts University, Department of Urban and Environmental Policy and Planning

- Summer 2015, *Community Real Estate Development and Finance*

University of South Florida, Florida Institute of Government

- 2013, 2014, *Community Real Estate Development – Tampa Bay*
- 2014, *Community Real Estate Development – South Florida*

Massachusetts Institute of Technology, Department of Urban Studies and Planning,

- 1988 to 1990, “*Financing Community Economic Development*”

Harvard University, John F. Kennedy School of Government, Institute of Politics,

- Study Group, *Current Issues in Boston's Neighborhoods*, Spring, 1979.
- Study Group, *The Role of the Private Sector in Community Economic Development*, Fall, 1982
- Study Group, *Politics of the American Banking System*, Spring 1985
- Study Group, *The Politics of Community Reinvestment*, Fall, 1995.

Florida Atlantic University

- Spring 2001 URP 6545 *Community and Economic Development Tools*

Fall 2001 URP 6545 *Urban Revitalization Strategies*

- Spring 2002 URP 6545 *Urban Revitalization Strategies*

Spring 2003

- URP 6545 *Urban Revitalization Strategies*
- URP 4546 *Urban Development Planning Methods*

Spring 2004

- URP 4120 Planning Implementation Strategies
- URP4979 Planning Project

Fall 2005

- URP 4930 Seminar in Housing
- URP 6742 Seminar in Housing



## Spring 2005

- URP 4120 Planning Implementation Strategies
- URP 4546 Urban Development Planning Methods
- URP6545 Urban Revitalization Strategies

## Spring 2006

- URP 4546 Urban Development Planning Methods
- URP6545 Urban Revitalization Strategies
- URP 4120 Planning Implementation Strategies

## Fall 2006

- URP 6540 Introduction to Economic Development and Tourism
- URP 6251 Planning Urban Services
- URP 4930 Seminar in Housing
- URP 6742 Seminar in Housing

## Spring 2007

- URP 4546 Urban Development Planning Methods
- URP 6549 Public Sector and Economic Development Planning
- URP 4120 Planning Implementation Strategies
- URP 6545 Urban Revitalization Strategies

## Summer 2007

- URP 6979 Planning Project
- URP 4920 Planning Design Studio

## Fall 2007

- URP 4930 Seminar in Housing
- URP 6742 Seminar in Housing
- URP 6920 Planning Workshop
- URP 6540 Introduction to Economic Development and Tourism

## Spring 2008

- URP4546 Urban Development Planning Methods
- URP4120 Planning Implementation Strategies
- URP6545 Urban Revitalization Strategies
- URP 6979 Planning Project

## Summer 2008

- URP4120 Planning Implementation Strategies
- URP 4930 Seminar in Housing
- URP 6742 Seminar in Housing

## Florida International University 2005

- PAD 5616 Public Private Partnerships

## Tufts University 1975 to 1980

- Neighborhood Preservation and Development in Boston
- Community Reinvestment



### Professional Training Workshops (select list)

2021 Florida American Planners Association Annual Conference - Racial Equity and Economic Development  
 2020 CREW National Convention - Affordable Housing  
 2019 Miami Dade Opportunity Zone Conference, Coproduced and directed  
 2019 City of Jacksonville, Opportunity Zone Conference, Coproduced and directed  
 2018 to present Council for Development Finance Agencies, Introduction to Housing Finance  
 2014 to 2018 University of Miami Affordable Housing Scholars Program  
 2014 Council for Development Finance Agencies, Development Finance  
 2012 Federal Reserve Bank of Atlanta, Minority Business Financing  
 2012 University of South Florida, Community Real Estate Development Program  
 2008 Florida International University, Community Real Estate Development Program  
 2008 - 2009 American Legal Institute, American Bar Association, Land Use Institute, Boston, San Diego  
 2007 to present National Association of Black Hotel Owners and Developers, Financing and Incentives for Hotel Development  
 2003 to 2009 Florida Institute of Government, The ABC's of CRAs  
 2010, Florida Institute of Government, Innovative Responses to the Foreclosure Crisis  
 1990 - 2000 Neighborhood Reinvestment Training Institute, various cities, Economic Development courses.  
 1990 - 2001 Federal Reserve Bank of Boston, Strategic Planning for Community Investment  
 1989 Federal Home Loan Bank Board, Community Reinvestment Act training  
 1995 Bank of America Community Development Loan Officers, Community Development Lending training  
 1995 California Association for Local Economic Development, Community Reinvestment for Economic Development  
 1988 National League of Cities, Charlotte, San Diego, Chicago "Cities and Banking: Building Partnerships for Local Development"  
 1990 to 1992 National Association of Affordable Housing Lenders, Chicago, San Francisco, Boston, Fort Lauderdale, Financing Affordable Housing  
 1993 to 2000 Basic Economic Development Course, Texas A&M, University of South Florida, University of Kentucky

### Panels, Presentations, Workshops (select list)

United Nations Social Development Conference, ULI Terwilliger Center for Housing, ULI SE Florida, Tower Club Forum, Council of Development Finance Agencies, National League of Cities, International Economic Development Council, Federal Reserve Banks (Atlanta, Boston, Chicago, Dallas, New York, Philadelphia, San Francisco), Federal Home Loan Banks (Boston, Cincinnati, Pittsburgh, San Francisco), National Congress for Community Economic Development, Florida Main Street Conference, Florida Chapter American Planners Association, Florida Redevelopment Association, Florida Housing Coalition, Florida Planning and Zoning Association, Florida Economic Development Council, National Association of Counties, National Incubator Association, National Community Reinvestment Coalition, Urban Land Institute, University of Miami, Students for a New Urbanism.